

North Carolina
National Register Advisory Committee
Minutes
June 10, 2010

The North Carolina National Register Advisory Committee (NRAC) met on June 10, 2010, in the conference room on the third floor of the Archives and History/State Library Building, 109 East Jones Street, in downtown Raleigh. Committee members in attendance were: Dr. Jerry Cashion, acting chairman, Ms. Lucy Webster Archie, Mr. David R. Black, Mr. John Larson, Ms. Jo Ramsay Leimenstoll, Dr. Freddy Parker, Mr. Glenn Perkins, Mr. Kenneth W. Robinson, and Mrs. Barbara B. Snowden. Committee members who were absent were Mr. B. Perry Morrison Jr., chairman, Dr. Mary Lynn Bryan, and Dr. Tony Boudreaux.

State Historic Preservation Office (HPO) staff members present were: Jeffrey J. Crow, state historic preservation officer; Peter Sandbeck, deputy state historic preservation officer; Claudia Brown, Survey and National Register Branch supervisor; Ann Swallow, National Register coordinator; Jessica Dockery, National Register and survey specialist; Jannette Coleridge-Taylor, National Register assistant; Chandrea Burch, file and photography clerk; Scott Power, Eastern Office supervisor; John Wood, preservation and restoration specialist, Eastern Office; Mitch Wilds, Restoration Services Branch supervisor; Paul Fomberg, senior restoration specialist; Tim Simmons, senior preservation architect; David Christenbury, preservation architect; and Kaitlin Williams, Eastern Office intern.

Visitors in attendance included Dr. David Brook, director of the Division of Historical Resources; Steve Claggett and Dolores Hall, Office of State Archaeology; Martha Hobbs, Raleigh Historic Districts Commission; Ann Brownlee, Trading Ford Historic District Preservation Association; and consultants John Clauser and Heather M. Wagner.

Following a half-hour training session presented by Ann Swallow, Dr. Cashion called the meeting to order at 10:40 a.m. with welcoming comments. He explained that Dr. Crow had asked him to serve as chairman in Mr. Morrison's absence and reminded members that the committee's by-laws require members with real or perceived conflicts of interest regarding a National Register nomination or Study List application to leave the room when it is presented and when it is discussed. He also asked members to raise their hands when making motions in order to facilitate the taking of the minutes. Dr. Cashion then asked for a motion to approve the minutes of the February 11, 2010, meeting. Mrs. Snowden moved to approve the minutes and Ms. Leimenstoll seconded the motion. When Dr. Cashion asked for discussion, Mr. Larson requested that the sheet of statistics provided by the National Park Service on the number of nominations each state submitted in federal fiscal years 2008 and 2009, circulated by Ms. Swallow at the February meeting, be attached to the minutes. All voted to approve the minutes as amended with attachment of the sheet of statistics.

Dr. Cashion then called on Dr. Crow for his report. Dr. Crow began by announcing that both chambers of the General Assembly had passed a fiscal year 2011 budget and that the Department of Cultural Resources fared better in the House budget by \$1 million, mostly in Arts Council and State Library grants. He said that over the last several years, the department's operations budget has been cut by 64 percent and that the Office of State Archaeology and the HPO could not have continued to operate without federal funding, which has been increased under the Obama

administration. Fortunately, the state archives and records management fund established last year is raising more than \$1 million annually, but ten State Archives positions have had to be converted to receipts-based due to state budget cuts. He added that he believes the situation will be even worse next year, although Secretary Carlisle has made a valiant stand addressing the General Assembly in an effort to stave off future cuts.

Dr. Crow reported on two issues that have come before the North Carolina Historical Commission regarding state properties that are under development pressure. In Corolla, Currituck County has wanted to build a bath house on the ocean opposite the lighthouse. He explained that the department's stance is that the project is acceptable as long as it is in the right-of-way of Corolla Village Road rather than on the lighthouse property, which runs from the sound to the ocean, and that the issue is now in the hands of the county government. The second property is Broughton Hospital in Morganton, designed by Samuel Sloan and A. G. Bauer and listed in the National Register as part of a historic district, which the Department of Health and Human Services plans to abandon. He said that the department is trying to protect the hospital and associated buildings from demolition by neglect and that HPO staff and the local government are trying to come up with a creative solution.

Dr. Crow ended his report by announcing that the North Carolina Historical Commission has adopted a report prepared by a special study commission on the Capitol grounds monuments and will lift a moratorium on new monuments on the grounds to the extent that they will recognize Native Americans, African Americans, and women.

Dr. Cashion then asked Peter Sandbeck for a report. Mr. Sandbeck began by commenting that it is remarkably fortunate that Department of Cultural Resources Secretary Carlisle is in direct communication with the secretary of the Department of Health and Human Services (DHHS) regarding the planned abandonment of Broughton Hospital and has stressed that DHHS needs to work with the HPO. He also reported that the special state tax credit for the rehabilitation of historic mills is scheduled to sunset in 2011 and that movement in the House to extend the credits to 2014 has survived reading; it is now headed back to the Senate and approval seems likely, in large part due to the lobbying efforts of Secretary Carlisle and Melanie Soles and the support of Representative Deborah Ross. Mr. Sandbeck also announced the 2010 Certified Local Government grant awards (see attached list) and reported that he has been authorized to fill two vacant positions (preservation planner and environmental review specialist) this summer.

In closing, Mr. Sandbeck noted that just prior to the lunch recess there would be a ceremony recognizing Ms. Archie and Dr. Parker, who are rotating off the NRAC upon completing three consecutive two-year terms, and added that during their tenure the committee approved 304 National Register nominations and 582 Study List applications. Dr. Cashion conveyed his appreciation to Dr. Parker, his colleague on the North Carolina Historical Commission, and to Ms. Archie, his colleague on the board of Preservation NC, and thanked them for their service and friendship. He then asked for the presentation of National Register nominations, beginning with those for western properties.

Becca Johnson began the presentation of nominations for western properties by reading a letter from the chairman of the Black Mountain Historic Preservation Commission requesting that

consideration of the nomination for the South Montreat Road Historic District be deferred to the October 2010 meeting, when another nomination for a district in Black Mountain will be presented, in order to allow time for education of district residents about the National Register. Ms. Leimenstoll moved to table consideration of the South Montreat Road Historic District to the October 2010 meeting, Dr. Parker seconded the motion, and it passed unanimously. Ms. Johnson then presented the remaining four nominations for western properties (see attached agenda).

At the conclusion of Ms. Johnson's presentation, Mr. Larson raised a number of issues about the Blake House in Buncombe County. He said that he found the nomination difficult to follow, especially regarding the sequence of construction and alterations, and wondered if the house dates from the 1870s rather than the 1850s because it would be very progressive if built at mid-century. He also asked if anyone has examined the technological aspects of the house. Ms. Johnson replied that there are two other similar and historically associated houses in the immediate area that are firmly documented as dating from the same era and added that restoration specialist Jennifer Cathey had examined the attic of the Blake House. Mr. Black said that 1850s is the correct date stylistically and that the house exhibits influences from Charleston. Ms. Johnson noted that several aspects of the house are taken directly from the publications of A. J. Downing. Mr. Larson said that his concern is that the absence of firm documentation for the construction date means that the significance of the house hinges on a legend. He also said that he found the construction chronology difficult to discern in the floor plan and that he saw inaccuracies in the placement of doors and other elements; he believes the plan does not accurately reflect certain statements made in the written description. Ms. Swallow assured him that staff would take a close look at the plan and make any necessary corrections prior to forwarding the nomination to the National Park Service (NPS). Mr. Black emphasized that there are numerous houses in the western region that are very sophisticated due to connections with Charleston.

Discussion of the Singeltary-Reese-Robinson House in Henderson County ensued. Mr. Larson noted that the description of the chimney as interior end needs to be changed to exterior end on page two of the continuation sheets. He also asked if there are other early surviving houses in Laurel Park Estates, the neighborhood in which the house is located, and if the house might be part of a potential historic district. Ms. Johnson replied that the Singeltary-Reese-Robinson House was the first constructed in the development, which was built out over several decades. Mr. Perkins added that he grew up nearby and believes that there has been so much construction within the last fifty years that an eligible district is highly unlikely. Ms. Swallow explained that sometimes staff believes that an individually nominated property would be more appropriate as a contributing resource if it is within an area that clearly is potentially eligible for listing as a district, but there is no possible district in this case. Ms. Johnson added that the Singeltary-Reese-Robinson House stands out for its Rustic Revival style.

Mr. Larson then asked if the building technology of the spring house and barn on the Singeltary-Reese-Robinson House property, particularly their hewn logs, support the stated construction dates. Mr. Power noted that logs were hewn for mountain buildings into the 1940s. Mr. Larson said he is concerned that data that may be incorrect is being put into print and said that the burden is on the Restoration Branch to ensure the accuracy of the buildings' analysis. Mr. Black said that most architectural historians cannot make such technological evaluations and the Restoration Branch does not have the time to inspect each nominated building; consequently, we cannot

always expect perfection. Mrs. Snowden asked if the entire chimney is original, to which Ms. Johnson replied that the stack has been rebuilt.

Regarding Lynncote in Polk County, Mr. Larson asked if the tennis court survives; Ms. Johnson replied that it does not. Mr. Larson asked why the landscape is treated as setting rather than counted as a significant resource. Ms. Swallow replied that it was treated as setting because only basic information about its chronology was available. Mr. Larson observed that the ruins of the coachman's cottage and servant's cottage are noted as part of the setting and not listed as contributing resources. Mr. Black said that these ruins should be shown on the sketch map. Ms. Swallow explained that they appear on the final version of the map, which may not have been in the posting for the NRAC.

Dr. Cashion asked for a motion regarding the four nominations for western properties. Mr. Larson moved to approve the nominations, Mr. Black seconded the motion, and all voted in favor of it.

Scott Power then presented a nomination for the Roberson-Everett-Roebuck House in Martin County. In the course of his presentation, Mr. Power explained that the preparer of the nomination contends that a modest, ancillary house at the rear of the property, built in 1947, should be a contributing resource, but National Register guidelines require that the period of significance for buildings nominated for their architectural significance be limited to their year of construction; thus, the later house would have to have its own period of significance and be shown to be individually eligible. He said that the preparer has presented an argument for the later house's individual eligibility, but staff disagrees and requests the opinion of the NRAC. Mr. Black said that he does not believe the later house is architecturally significant and thus is not individually eligible. Mr. Larson asked if the lot was subdivided for the later house. Mr. Power replied in the affirmative and added that the son of the owner of the Roberson-Everett-Roebuck House built the later house and that later the parcels were re-joined. Mr. Black reiterated his opinion that the later house has to be noncontributing according to National Register guidelines. Mr. Larson said that he is most bothered by the division of the land, which severed its connectivity to the Roberson-Everett-Roebuck House. Mr. Black made a motion to approve the nomination for the Roberson-Everett-Roebuck House with the designation of the 1947 cottage as noncontributing. Mr. Perkins seconded the motion, which passed unanimously.

Ms. Swallow then presented three nominations for properties in the central and southeastern regions of the state (see attached agenda) and discussion ensued. Regarding the Madonna Acres Historic District in Wake County, Ms. Leimenstoll asked if drawing the boundary so that part of the district is just one lot deep on one side of the street is problematic. Ms. Swallow explained that the development was only one lot deep and that the houses across the street and outside the boundary are part of the neighborhood but built later; nothing has been lost from the original subdivision. Mr. Black said that the significance claim for Modernist design is a stretch because lots of neighborhoods of Modernist houses were being constructed at the time, and added that he would like to have seen more information about architect Jerry Miller. Ms. Swallow replied that the author of the nomination interviewed Mr. Miller and that Madonna Acres really is Raleigh's only subdivision of the period with so many houses influenced by Modernism. Mr. Larson said that the district can be viewed as an important document of societal norms of the period.

Regarding the Grier-Rea House in Charlotte, Mr. Larson expressed his concern about its relocation. Ms. Swallow explained that the property meets Criteria Consideration B because it is nominated for its architecture and has been relocated a short distance to a setting comparable to its original site. Mr. Black asked if any graining or marbleizing was lost when interior woodwork was stripped, to which Ms. Swallow replied that she did not know. Mr. Black said that he does not think the house belongs on the National Register due to the amount of new material, including the replacement chimneys, porch, and foundation.

Regarding the Burch Avenue Historic District in Durham, Mr. Larson asked about staff concerns about replacement siding and windows and requested an explanation of the "tipping point," of the point at which there is so much replacement material that a district is ineligible. Ms. Swallow explained that when evaluating an area, staff first asks if it stands apart from surrounding development, with few demolitions and little new construction. Today classification of half of the resources as contributing can be acceptable; typically at least seventy-five percent of the resources are contributing, and if most of the identifying features of a building remain in place it usually will be classified as contributing regardless of replacement siding and/or windows. This is the case of both the Burch Avenue Historic District and the West End Historic District in Kings Mountain, presented earlier by Ms. Johnson. Ms. Swallow added that neither the HPO nor the National Park Service uses a formula for determining a district's eligibility.

Dr. Cashion called for individual motions for the three nominations presented by Ms. Swallow. Ms. Leimenstoll moved for approval of the Burch Avenue Historic District nomination. Dr. Parker seconded the motion and all voted for it.

Mr. Black made a motion to deny approval of the Grier-Rea House nomination on the grounds that the house is not sufficiently intact and Ms. Archie seconded the motion. The motion failed as only Mr. Black and Ms. Archie voted for it. Dr. Cashion then asked for a motion to approve the nomination. Dr. Parker moved for approval and Mr. Robinson seconded the motion, which passed on a vote of six in favor and Mr. Black and Ms. Archie opposed.

Dr. Cashion requested a motion on the Madonna Acres Historic District nomination. Mr. Robinson moved approval, Ms. Leimenstoll seconded, and all voted in favor of the motion.

Jessica Dockery presented a nomination for the Selma Historic District in Johnston County. When she finished, Ms. Leimenstoll commented on the number of altered storefronts in the district and compared them to an abundance of replacement siding in a residential district. Ms. Dockery replied that in most cases the stylishness of the upper facades mitigates the changes to the storefronts. Mr. Sandbeck noted that the long-standing approach of the NPS in evaluating Certification Application Part 1's for tax credit projects is that altered storefronts are not problematic. Claudia Brown added that a nomination prepared in the 1980s for this district was rejected by the NPS due to unsympathetic alterations that included modern continuous flat-roofed metal sidewalk canopies on large brick supports and that since then many of the negative changes had been reversed, including removal of the canopies. Dr. Crow pointed out that the identification of railroads noted in the nomination need to be corrected because they are now neither the Southern nor the Atlantic. Upon a motion made by Ms. Leimenstoll and seconded by Mr. Black,

the committee unanimously approved the nomination with the correction of the names of the railroads.

Prior to a recess for lunch, Dr. Crow led a brief ceremony recognizing retiring members Ms. Archie and Dr. Parker. He thanked them for their service and presented each with the book, *Thomas Day, Master Craftsman and Free Man of Color*. Dr. Crow asked Ms. Leimenstoll, co-author of the book, to join the group for photographs.

The committee reconvened at 1:20. Mr. Robinson had departed during the lunch break.

Consideration of Study List applications began with a presentation by Ms. Johnson of three properties in the western region (see attached agenda). Ms. Archie's motion that all three properties be placed on the Study List was seconded by Ms. Leimenstoll and approved unanimously.

Mr. Power presented a Study List application for the Gum Neck Colored School in Tyrrell County, noting that staff recommended that it not be placed on the Study List due to lack of information on the building's history and extensive modern alterations. Ms. Leimenstoll moved for approval of the staff recommendation, Mrs. Snowden seconded the motion, and all voted for it.

Mr. Wood presented a Study List application for the Rock Ridge Teacherage in Wilson County. Mr. Larson made a motion to place the property on the Study List and Mr. Perkins seconded the motion, which passed unanimously.

Claudia Brown presented five Study List applications for properties in the central and southeastern regions of the state (see attached agenda). In the course of her presentation she explained that staff recommended denial of the application for Pine Hill Primitive Baptist Church in Person County due to the application of vinyl siding on much of the building, including door and window surrounds. She also noted that staff recommended approval of the application for the previously listed and recently relocated Adams-Edwards House provided the owner is cautioned in writing that successful re-listing in the Register is contingent on re-grading around the front of the house to reduce the height of the foundation. Ms. Leimenstoll made a motion to accept staff recommendations regarding the five properties, Dr. Parker seconded the motion, and all voted for it.

Ms. Dockery presented Study List applications for three properties in the central and southeastern regions of the state (see attached agenda). Ms. Leimenstoll moved for placement of the three properties on the Study List and Mr. Larson seconded the motion, which passed unanimously.

Ms. Swallow presented applications for five properties in the central and southeastern regions of the state (see attached agenda). In the course of her presentation of the application for the Trading Ford Road and Monument Park in Davidson County, she explained that staff recommended approval of only the area immediately surrounding the Trading Ford monument because much of the remainder of the parcel has changed significantly within the last fifty years with the loss of a road shown at the south end of the property on a 1929 map, the introduction of dirt roads

providing access to a mobile home park to the east, and general lack of maintenance. Mr. Black commented that these changes do not appear to be significant and Mr. Larson said that he wants to know more about the parcel before ruling out any of it.

Dr. Cashion explained that the North Carolina Historical Commission, which is the agency responsible for this state-owned property, has struggled for years to find someone to take care of it. He said that it was never developed as a park and that the extent of the parcel deeded to the state in 1929 just happened to be acreage that Duke Power was willing to donate and has no significance. Mr. Black said that the application should be accepted as submitted and inquired about the identity of the applicant. Ms. Swallow identified Ann Brownlee, who was present to answer questions. Ms. Brownlee said that local groups including the Trading Ford Preservation Association have cleaned up the marker and lot and that the new dirt roads accessing the mobile home park could be removed. She asserted that an eighteenth-century roadbed remains evident on the property and that the 1929 deed to the state says that the property was to be used for a park and monument. Dr. Cashion said that he does not believe access can be denied to the adjacent mobile home park residents, to which Ms. Brownlee replied that they have other means of access. Mr. Larson suggested that the entire parcel be placed on the Study List and the precise boundaries of the eligible area be sorted out when a nomination is prepared.

Dr. Cashion requested a motion on all of the Study List applications presented by Ms. Swallow except for the Trading Ford Road and Monument Park. Mrs. Snowden moved for approval of the other four properties and Ms. Archie seconded the motion, which passed unanimously.

Dr. Cashion then called for a motion to accept the staff recommendation regarding the Trading Ford Road and Monument Park that limits approval to the monument and the land immediately surrounding it. Mr. Black so moved, seconded by Dr. Parker. Dr. Parker voted for the motion and six voted against it. Mr. Larson then made a motion to place the entire parcel on the Study List. Mr. Black seconded the motion and all voted for it except for Dr. Parker who abstained.

Dr. Cashion thanked the committee and staff for their work and asked about the date of the next meeting. Ms. Swallow said that the next NRAC meeting is scheduled for October 14, 2010. Ms. Leimenstoll requested staff to include more photos of nominated properties in the pre-meeting on-line posting. There being no further business, Mr. Morrison adjourned the meeting at 3:00 p.m.

Respectfully submitted,



Jeffrey J. Crow
State Historic Preservation Officer

JJC/cp
Attachments

CLG APPLICATIONS (10% of FY 2010 HPF Grant = \$91,708)

[illegible]

updated 7/21/10